

STATE OF SOUTH CAROLINA,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 8 1 46 PM 1963

KNOW ALL MEN BY THESE PRESENTS That J.P. STEVENS & CO., INC., owning property and having a place of business at a corporation chartered under the laws of the State of Delaware, and having its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the

sum of Eight Hundred and No/100ths (\$800.00)-----dollars, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto WILLIAM A. HAMMOND:

All that piece, parcel or lot of land situate, lying and being on the Western side of Monaghan Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 35 as shown on a plat entitled "Map of Victor-Monaghan Co., Development No. 1 near Greenville, S.C.", prepared by Dalton & Neves, Engineers, dated December, 1941, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 39, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Monaghan Avenue at the joint front corner of Lots Nos. 34 and 35, and running thence with the line of Lot No. 34 N. 69-37 W. 202.3 feet to an iron pin; thence S. 13-58 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 35 and 36; thence with the line of Lot No. 36 S. 82-53 E. 137.4 feet to an iron pin on the Western side of Monaghan Avenue; thence with the curve of the Western side of Monaghan Avenue, the chord of which is N. 28-16 E., 65 feet to an iron pin; thence continuing with the curve of the Western side of Monaghan Avenue, the chord of which is N. 57-0 E. 70 feet to the point of beginning.

This conveyance is made subject to the restrictive covenants which are recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 243 at page 146.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, his successors, heirs and assigns forever. And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 16th day of April in the year of our Lord one thousand, nine hundred and sixty-three and in the one hundred and eighty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: J.P. STEVENS & CO., INC. (L.S.)
By *Jawolte*
and *W.C. Day*
Jawolte
W.C. Day

NORTH
STATE OF ~~SOUTH~~ CAROLINA
County of GUILFORD

PERSONALLY appeared before me *Charles B. Young* and made oath that she saw *W.C. Day* as *President* and *W.C. Day* as *Secretary* of J.P. Stevens & Co., Inc., a corporation chartered under the laws of the State of Delaware sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with *W.C. Day*, witnessed the execution thereof.

SWORN to before me this *16th* day of *April* A. D., 19 *63*.
Charles B. Young (L.S.)
Notary Public for ~~South~~ Carolina.
North

My Commission Expires: *May 25, 1963* Recorded May 8th., 1963 at 1:46 P. M. No. 28638